001.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	912,600	/	912,600
USE VALUE:	912,600	/	912,600
ASSESSED:	912,600	/	912,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35	-37	THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONG DANNY & VIVIAN
Owner 2:	
Owner 3:	
Street 1:	37 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Wood Shingle Exterior and 2392 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4002.000	480,500		432,100	912,600
Total Card	0.092	480,500		432,100	912,600
Total Parcel	0.092	480,500		432,100	912,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 381.52 /Parcel: 381.52

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 135

GIS Ref

GIS Ref

Insp Date 08/25/17

!12!

PREVIOUS ASSESSMENT

Parcel ID 001.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	480,500	0	4,002.	432,100	912,600		Year end	12/23/2021
2021	104	FV	458,500	0	4,002.	432,100	890,600		Year End Roll	12/10/2020
2020	104	FV	458,500	0	4,002.	432,000	890,500	890,500	Year End Roll	12/18/2019
2019	104	FV	354,900	0	4,002.	459,100	814,000	814,000	Year End Roll	1/3/2019
2018	104	FV	354,900	0	4,002.	334,800	689,700	689,700	Year End Roll	12/20/2017
2017	104	FV	353,900	0	4,002.	291,600	645,500	645,500	Year End Roll	1/3/2017
2016	104	FV	353,900	0	4,002.	248,400	602,300	602,300	Year End	1/4/2016
2015	104	FV	315,000	0	4,002.	243,000	558,000	558,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:52:55

LAST REV

Date	Time
05/04/20	14:34:47
mmcmakin	

PAT ACCT. 12

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GILCHRIST DAVID	1150-82		12/28/1995		226,225	No	No	Y	

USER DEFINED

Prior Id # 1:	135
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2007	774	Re-Roof	7,500			G9	GR FY09	repair chimney

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2019	Mail Update	JO	Jenny O
8/25/2017	MEAS&NOTICE	HS	Hanne S
5/4/2009	Measured	163	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4002		Sq. Ft.	Site		0	80.	1.35	1									432,050						432,100	

Total AC/HA:	0.09187	Total SF/SM:	4002	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	432,050	Spl Credit		Total:	432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BKLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.08896315
Const Adj.:	0.99980003
Adj $ / SQ:	195.974
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	652809
Depreciation:	172342
Depreciated Total:	480468

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	5	2	
Totals			
2	11	4	

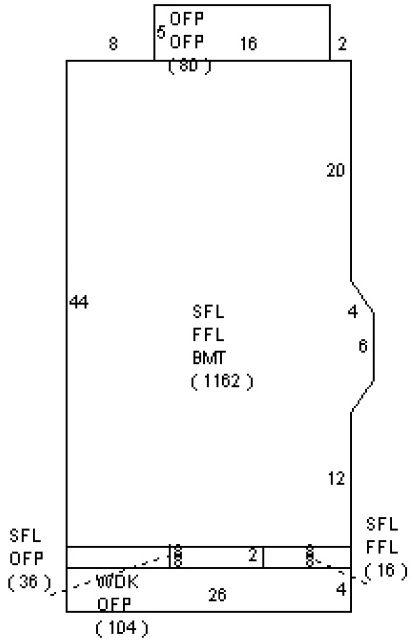
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
94	056.0-0002-0012.0		4/24/1998	255,000
93	001.0-0001-0025.0		5/15/1998	283,000
92	044.0-0006-0005.0		6/26/1998	263,000
92	040.0-0003-0003.0		7/1/1998	284,000
92	008.0-0005-0004.0		4/6/1998	270,000
92	041.0-0004-0008.0		3/17/1998	270,000

WtAv$/SQ:		AvRate:	92.5	Ind.Val	268870.4504

Juris. Factor:		Before Depr:	195.97
Special Features:	0	Val/Su Net:	121.40
Final Total:	480500	Val/Su SzAd	200.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,214	195.970	237,913
FFL	First Floor	1,178	195.970	230,858
BMT	Basement	1,162	58.790	68,317
OFP	Open Porch	300	22.000	6,599
WDK	Deck	104	15.610	1,624

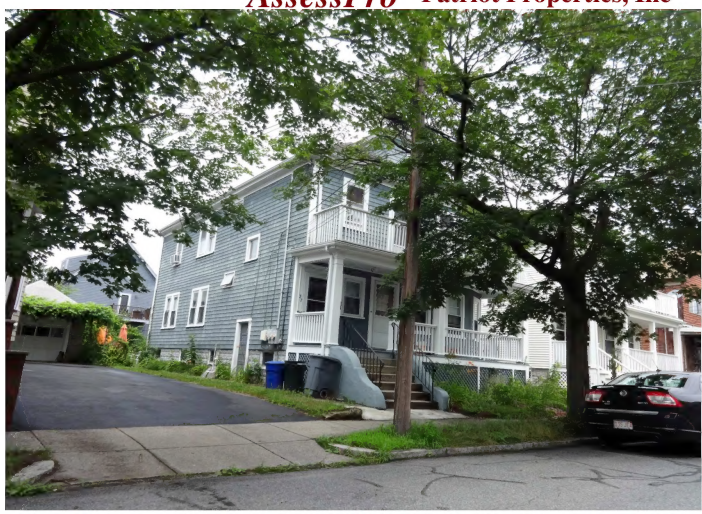
Net Sketched Area:	3,958	Total:	545,311
Size Ad	2392	Gross Area	3958	FinArea	2392
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

001.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	